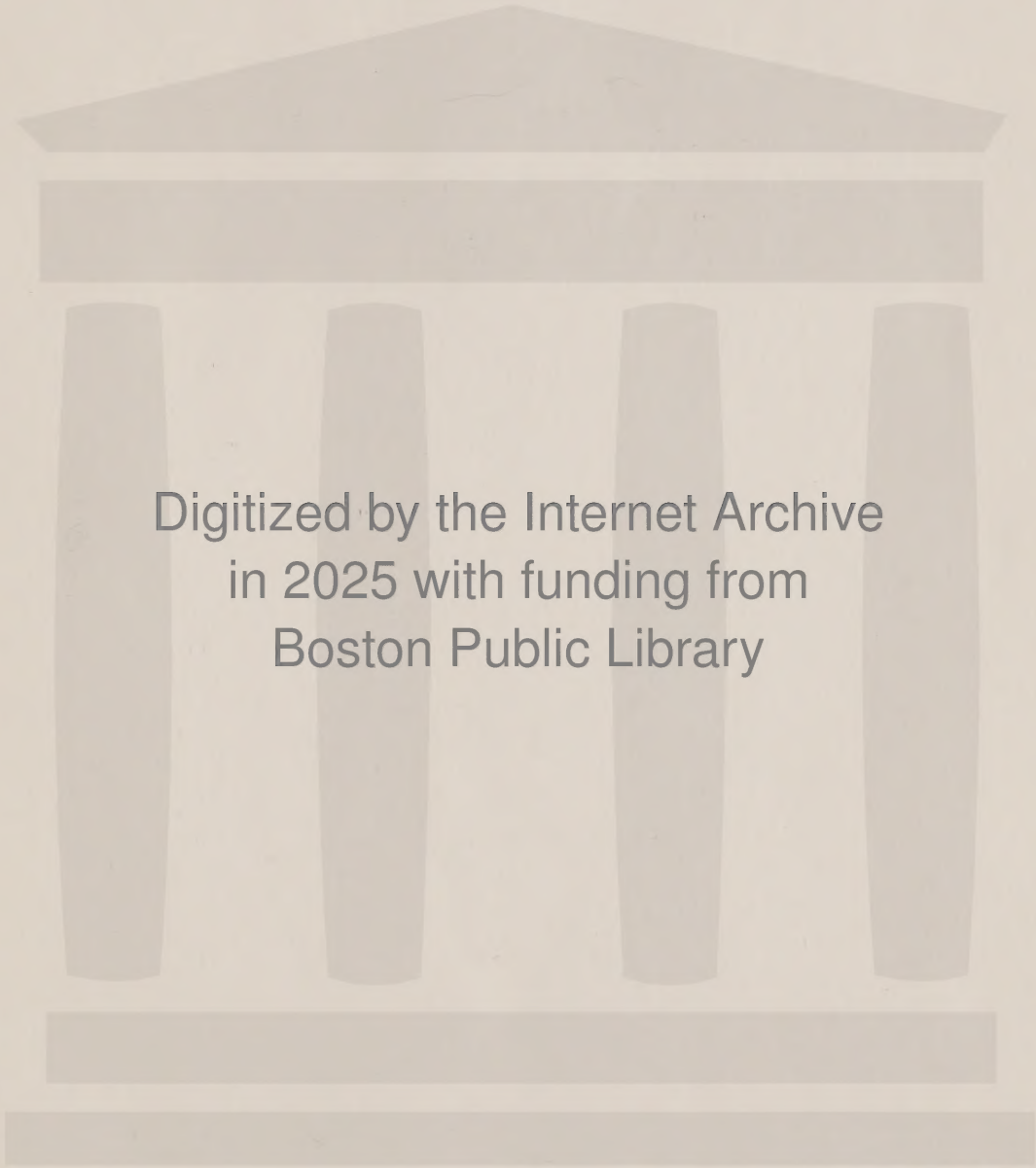
GOV DOC
M3/B16
RA
86/49

BOSTON PUBLIC LIBRARY
3 9999 06586 472 8

BOSTON
PUBLIC
LIBRARY


Digitized by the Internet Archive
in 2025 with funding from
Boston Public Library

https://archive.org/details/creeksquarefirst00bost

BMA-0893
Doc. 1 of 2
BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
APR 23 1987
88011112
MB/B16
RA
86/49

CREEK SQUARE

FIRST STAGE GUIDELINES & CONDITIONS

Boston Redevelopment Authority

March 1986

Stephen Coyle, Director

CREEK SQUARE GUIDELINES

Table of Contents

	Page
Criteria and Conditions	2
Disposition Procedures	4
Submission Requirements	5
Parcel Description	7
Design/Development Guidelines	8
Uses and Circulation	8
Height and Massing	9
Amenities	11
Environmental Guidelines	12
Materials	13
Archaeology	13
Finance	13
Employment	13
Pro Forma Blanks	14
Maps and Illustrations	Following 18
Appendix A (Landmarks Guidelines)	Under Separate Cover
Appendix B (Street Network History)	
Appendix C (Xerox Photos)	
Appendix D (Waterfront-Faneuil Hall Urban Renewal Plan)	

The Boston Redevelopment Authority is pleased to offer this statement of Guidelines and Conditions as a First Stage Request for Proposals for the Creek Square parcels. All proposals will be reviewed, and are subject to the criteria, procedures, submission requirements, and development and design guidelines outlined in this document, and in the Downtown Waterfront-Faneuil Hall Urban Renewal Plan dated April 15, 1964 and as amended.

CRITERIA AND CONDITIONS

The overriding standard to be used by the Authority in its review of proposals will be maximizing the benefits to the City. Criteria for review will include:

- o the demonstrated production and management experience, capability and financial strength of the development team;
- o the financial benefits offered to the City by the proposed development including tax revenues, linkage, and linkage benefits.
- o the public benefits offered to the City by the proposed development, including jobs, urban design amenities, and other contributions to improve Boston and its neighborhoods;
- o opportunities for minority business participation;
- o compliance of the proposed development with the enclosed design and development guidelines;
- o financial feasibility of the proposed development;
- o ability to expeditiously complete the proposed development project.

Preference will be shown to respondents that can demonstrate ownership or site control over all or part of the development site, hereinafter referred to as "property owners"; current property owners shall be invited to submit development proposals to the Authority. Property owners who submit proposals for development shall be shown preference over non-property owners, provided, however, that the property owners' development proposals meet design and other criteria contained or referenced in the Creek Square Guidelines, and do not detract from the overall development concept desired. At any time, the Authority may request additional information from any developer. The Authority reserves the rights to reject any and all proposals, and to designate individual sites as small as existing lots.

This parcel is within the Waterfront-Faneuil Hall Urban Renewal Plan area (the "Plan"). In accordance with the Plan process, incorporated herein by reference (see Appendix "D"), the designated developer will privately assemble the parcel without any direct local municipal agency financial assistance for funding any portion of the development. The Authority, however, will exercise its power of eminent domain for private or public land acquisition should the designated developer be unable to assemble the parcels. Prior to using its power of eminent domain, the Authority will require that the developer assume the risk of all contingent liabilities associated with its use of eminent domain. The Authority will also require that the Developer provide, in advance, the Authority with security, deemed sufficient by the Authority, to cover all liabilities associated with acquisition, business and utility relocation, and demolition.

The BRA and the City will not incur any expenses in the development of the parcel. The parcel, if obtained by the Authority through an exercise of its

eminent domain power, will be disposed of in an "as is" condition. The designee will pay for the cost of any utility relocation not paid by a utility company.

Development proposals will be subject to all City of Boston zoning and building regulations and procedures as well as applicable State and City environmental reviews. In addition, a special review panel set up by the BRA and consisting of eminent architects and historians will review development proposals and make recommendations, as stipulated in the Urban Renewal Plan. The Boston Redevelopment Authority and the Boston Landmarks Commission will have urban design control. Questions about the kit may be directed to Susan Allen on the BRA staff. The development will be assessed and taxed by the City of Boston under M.G.L. Chapter 59 real estate assessment procedures.

DISPOSITION PROCEDURES

The Boston Redevelopment Authority requires that applicants submit proposals no later than 5:00 P.M. on June 20, 1986 to the Authority, Room 938, City Hall, One City Hall Square, Boston, Massachusetts 02201. For questions regarding proposal submissions, please contact Susan Allen at the BRA at (617) 722-4300.

All proposals must conform to the submission requirements and first stage guidelines outlined on the pages which follow. At any time, the Authority may request additional information from any applicant.

All development teams submitting proposals will be invited to make a formal presentation to the Authority during the initial phase of the selection process. If necessary after reviewing each proposal, the Authority will select several finalists and request them to develop their proposals further, based on second-stage BRA terms and guidelines. If only one proposal meets the criteria, this step may be eliminated.

The Authority will recommend tentative designation for the developer whose proposal best meets the criteria for maximizing the benefits of the project to the city. The proposal then will be subject to subsequent stages of BRA development review prior to consideration for final designation.

Development proposals will be subject to all applicable City of Boston zoning and building regulations and procedures, as well as city and state environmental reviews, and Landmarks Commission review.

The Authority reserves the right to reject any and all proposals.

SUBMISSIONS REQUIREMENTS

Twelve copies of each submission are required. One submission shall be mounted on boards in presentation format. One submission shall be a full size duplicate set of architectural drawings rolled in a black reclosable tube. Ten copies shall be bound 8½" x 11" booklets containing full sets of reduced drawings and all applicable written information.

I. APPLICANT INFORMATION

- Letter of Interest introducing the development team, including the developer, architect, and other consultants. Proof of ownership interest, such as the most recent tax bill, shall be submitted with this letter.

- Relevant past experience of development team.

- Redeveloper's Statement of Public Disclosure, and Redeveloper's Statement of Qualifications and Financial Responsibility (Form HUD-6004 enclosed).

II. DESIGN SUBMISSION

1. A study model at a scale of one inch to twenty feet, prepared in sufficient detail to allow evaluation of the relationships of height mass, proportion, scale and rhythm of openings, color, and materials to the surrounding buildings and spaces. This model should include minimally the entire area of the Blackstone Block (bounded by Union, Hanover, Blackstone, and North Streets).

2. Contextual elevations of:

   - Blackstone Street from North to Hanover Streets;
   - Creek Square, entire northeast side, orthogonal;
   - Alley 102, both sides, orthogonal;
   - Continuous view around Hancock Row;
   - Continuous view from Marshall Street to Blackstone Street along the northeast and adjacent walls of Alley 102 and Creek Square.

   The elevations must be in sufficient detail to examine the relationships of proposed and existing storefronts, window openings, cornice lines, entrances, and significant details. The scale of 1/8" to 1'-0" is requested. Studies at a larger scale, ¼"=1'0" or greater, particularly of connections between old and new structures and entry details, are strongly suggested.

3. Site plan(s) developed in sufficient detail at 1/8"=1'-0" to describe the character and scope of the proposal and its relationship to the landmark network of streets, alleys and sidewalks. The plan must include the first floor plan and should identify pedestrian routes through the complex as well as pedestrian and services access to all

applicable levels. Landscaping, ground plane materials, and amenities (i.e., benches, lights, historic restoration) shall be indicated.

4. At least 3 building and site sections at 1/8" to 1'0" scale illustrating the relationships in scale, massing, and apparent floor heights between the proposal and its immediate context within the Blackstone Block, including:

   - o Hancock Row structures (Hancock House and lot to south).
   - o Blackstone Street structures (taken behind this elevation).
   - o Relationship across Creek Square.

5. Eye-level perspective views from Scott's Alley, North Street at Blackstone, or equal points of view, showing the proposal in the context of the surrounding area. One view must be of the 'exterior' context and one of the 'interior' context in reference to the special nature of the Blackstone Block.

6. Any additional plans, elevations and sections as may be required to understand the building's organization, concept and image.

7. Description of the materials to be used for exterior facades and public spaces. The use of brick and stone or granite masonry materials is preferred; slate, wood and metal are suggested for roof and building details. Windows should be 'punched' and not flush with the facade plane, and consistent with windows historically used in this block.

III. FINANCIAL SUBMISSION

1. A summary of the proposal including proposed uses, proposed ownership structure and the anticipated development schedule. Development and operating pro formas are required (forms are enclosed). The proposed uses and development schedule should directly address issues raised under Guidelines Section I.A.4.

2. Letters of interest from a financial institution or source of funding for land acquisition, construction and permanent financing.

IV. SUBMISSION FEE

A submission fee of $5,000 is required, drawn to the order of or assigned to the Boston Redevelopment Authority. The Authority is under no obligation to earn interest. $3,000 of the fee will be retained by the Authority for processing the submission; the remaining $2,000 will be returned to unsuccessful applicants.

PARCEL DESCRIPTION

I. LOCATION

The Creek Square Parcels ("A") and ("B") are located in Boston's Waterfront-Faneuil Hall Urban Renewal Area. Parcel ("A") is bounded by Blackstone Street, the southeast wall of 108-112 Blackstone Street, Alley 102, and Creek Square back to Blackstone Street. Parcel ("B") is bounded by the southeast property line of 10 Marshall Street, Creek Square and Alley 102. The two parcels are part of the Blackstone Block National Register district; and the surrounding network of streets, alleys, passageways and sidewalks has been designated as a Boston Landmark. Note maps for location.

II. PARCEL AREA (Refer to Maps and Illustrations)

Parcel ("A") comprises 9,566± square feet. Parcel ("B") comprises 3,529± square feet. Generally the sites are buildable to the lot line with, however, the proviso that the footprint of the new development must conform to the historical imprint which is most appropriate.

III. HISTORY

The Blackstone Block has a history dating from the earliest settlement of Boston, and as it survives is virtually the only block in the City left with as many (6) 17th-century street and alley forms. As one enters the interior passages, one enters the scale and meandering layout typical of early Boston and of many old European cities. The Block becomes a kind of open museum which displays various architectural samples at relatively small scale from a span of development periods through 250 years. It is this special character which is the essence of the Blackstone Block.

Read Appendix B, which will give more information on the history of the block. Appendix C contains xeroxed historical photos.

DESIGN/DEVELOPMENT GUIDELINES

The potential development team is referred to Appendix A, the Boston Landmark Commission Guidelines developed as an adjunct to an agreement between the BRA and the Commission. These guidelines address the Blackstone Block specifically and are incorporated herein by reference.

The overriding goal is to preserve the special (in fact absolutely unique) historic attributes of the Blackstone Block area and, by developing these two parcels, to restore the entire Block to a semblance of its historic massing and usages. The role the project plays in achieving this will be critical in the choice of designation.

I. USES

A. A mixed-use development of approximately 70,000 gross square feet maximum is required. The program shall include:

1. A ground floor devoted primarily to active retail uses: the Blackstone Street edge in particular must maintain usage consistent with, and accommodating the Haymarket pushcart vendor activity which takes place Friday and Saturday. On this edge, continuing basement retail usage is also required. Special consideration must be given to the relocation of existing ground floor and basement merchant tenants who have been established in their present quarters for more than ten years. They must have the opportunity to lease equivalent space in the new project at a rental rate not unreasonably above their current expenditures to maintain continuity in the Block's presence.

   Creek Square and Alley 102 frontage must also maintain active retail usage. Historic tradesmen and craftsmen operations (shoes, hatters, carpentry, blacksmith, et al.) and/or restaurants are suggested. Uses should promote activity levels and periods consonant with those of the Quincy Market area. Limited residential usage and access is also allowed.

2. Residential, hotel or office space predominately in, but not confined to, upper floors. Any residential usage in ground or basement areas should have access from Alley 102 or Creek Square only. Residential presence in this area may recall active residential use and scale which existed centuries ago and which is now represented on the interior passages only by the presence of 10 Marshall Street and bricked-up doorways elsewhere.

3. No parking will be allowed on site.

4. A plan is required which proposes a method and schedule for relocating the existing merchants along Blackstone Street to temporary facilities for the duration of that part of the construction period which would impact their operation. The relocation costs shall be borne by the developer. The temporary quarters should be in the vicinity to allow merchants to conduct business as usual. This plan must also address the continued operations during the

construction period of the Haymarket pushcart vendors (on Friday and Saturday) whose presence at this location has become a significant contribution to Boston's history.

B. Circulation

1. Pedestrian

By means of active street-edge amenities, deference to the Creek Square Historic Park, and possible residential entries, the development should attempt to reinforce pedestrian linkage throughout the Blackstone Block, so that the Landmark 17th Century internal street and passage pattern again becomes an active and living piece of Boston and attracts through-block strollers.

2. Vehicular

No vehicles shall be allowed anywhere on the site. Creek Square and Alley 102 shall be treated as pedestrian passages with access for emergency vehicles only. Pushcart activity must be allowed on Blackstone Street and may be allowed to a lesser extent on Creek Square, as a "draw" into the Block.

3. Service

Access to service areas is limited and thus areas must be inconspicuous, safe, and fully enclosed. They must not interfere with or intrude visually upon pedestrian circulation routes (i.e., no dumpsters in the internal street network.) Creek Square and Alley 102 are presently treated as the "backdoor" service hatches of Blackstone Street properties. It is important that special attention be paid to service access and especially trash storage problems so that the experience of the interior street network is that of passage along "front" facades. A plan involving both special storage areas (such as vented and air-conditioned rooms dedicated to trash) or specialized waste systems, and waste management which will absolutely minimize detrimental odors, visual presence, and associated vermin is strongly suggested as a study. If possible, an arrangement with the adjacent properties to share service areas would be desirable.

II. HEIGHT AND MASSING

A. Height

The height limitations in the development parcels vary from lot to lot and are set at the high point of the largest building envelope to have existed historically on a given site. The height should vary to suggest the unifying flavor of development in different historic periods which characterizes the special identity of the Blackstone Block.

Specific height limitations are given in Appendix A, page 7. These, and associated number of above-ground stories, are charted on illustration #F.

B. Massing

1. FAR is not an issue as the historic building envelope limitation will force the development's specific FAR, which should in no case rise above 5.5.

2. Articulation of the massing to suggest historic footprint placement and lot division is desirable, and may be required. The goal is the recreation of historic, if arbitrary, scalar relationships, and the suggestion of a variety of development periods rather than one new one which introduces an alien scale. The height and cornice line limits and the methods of articulation above the cornice line are intended to suggest a massing envelope which is formed by historic rooflines: mansards of various steepness, and half and full gables; dormers with flat, hipped or low arched caps; hipped and flat roofs. History has bestowed a variety of forms which should be recalled, but the intention of the guidelines is to encourage freedom of expression within these constraints and not to provoke slavish imitation of historical appearance.

3. The open space behind 72-86 Blackstone Street must be deferred to and incorporated in the development scheme as the Creek Square Historic Park, despite historic evidence of a 3-story wood frame structure at #20 Creek Square (Hatter's Square). The open space south of 10 Marshall Street, which is presently a small parking area, may be built upon; historically, however, the Hancock Row structures did not cover the lots completely. Note illustration #E.

4. A slightly more residential scale of massing is suggested for the Creek Square frontage. This scalar reduction would also augment the project's compatibility with daylighting criteria mentioned later.

C. Setbacks and Cornice Lines

1. Rough cornice line heights are given, again in Appendix A and on illustration #F. Above this the roof may either be gabled or mansard to the height limit, or the facade may change material or be set back and have a flat roof.

2. Mechanical spaces must be kept to a minimum and, where they are not concealed within the roof form, they should evoke an appropriate rooftop form, such as dormer or cupola, or be set back so far as to be invisible, and blend into the building's design.

D. Scale of Fenestration

Scale of fenestration, entrances and other details shall be compatible with existing buildings in the surrounding area. Proportions, level of detailing, and rhythm of bay articulation shall be consistent with the scale and materials of the Block.

III. AMENITIES

A. Street Improvements

1. Street improvements shall include new sidewalks with restored or reset grooved granite slab pavers and new infill granite pavers to match, signage based on historic precedent, extensive pedestrian-scale lighting which conforms to, and augments, the existing street light restoration configuration as necessary, seating and trees where possible along Blackstone Street and in Creek Square. Metal awnings shall be restored or replaced along Blackstone Street facades.

2. All of the above amenities, as well as granite and brick paving materials and patterns for the internal street system and additional granite posts or steel bollards to denote restricted vehicular access, shall be coordinated and integrated with the Landmarks Commission plan for refurbishment of the landmark Blackstone Block Street network. Lighting shall match existing new installation. Appropriate trash receptacles must be included.

3. The existing areaways along Blackstone Street shall be repaired as necessary for sidewalk reconstruction and basement retail access. Their usage for additional retail access (such as at Quincy Market or on Newbury Street) is suggested where possible, with attention to pushcart activity.

4. Details should be coordinated with ongoing street improvements being planned by the BRA as part of its wider city guidelines.

B. Works of Art

One percent of the basic construction cost must be devoted to works of art in accordance with Boston Redevelopment Authority policy.

C. Public Spaces

Consideration must be given to the creation and maintenance of significant internal or external public spaces which promote user activity. This is of special concern particularly in how the project interacts with, and maintains, the internal street network as a significant public space. This is an integral part of the project, and a key to its success.

Specialized plans for trash management and physical maintenance (trees, paving, street cleaning) should be developed as a joint effort with abutters and other owners benefitting from Blackstone Block improvements.

D. Vistas

1. Consideration must be given to the role of the site as a visual 'gem' with hidden facets which are experienced by internal passage through the Block. The project will be visible as part of the vista and/or streetscape through virtually every entrance into the internal street network.

2. A new structure on the site should be analyzed from several vantage points, including City Hall Plaza, the Central Artery ramp, and the many and various possible approaches, including the eye level perspectives suggested above. The passage of a typical pedestrian-tourist, worker, resident - must be considered as a procession into and through a special place.

E. Continuity of Presence

It is important to the special character of the Blackstone Block that existing retail merchants at ground and basement levels be allowed to remain in their spaces and that consideration be given to the historicity and contextual flavor of details such as granite steps, areaway details, meat racks, metal awnings, etc. The pushcart vendors form an important piece of the Block's unique atmosphere as well as the project must not only allow their continued presence but provide for and encourage it.

IV. ENVIRONMENTAL GUIDELINES

A. Wind

Wind tunnel testing is not required.

B. Sewer

This parcel is located in the West Interceptor drainage area. For all buildings located in this area generating greater than 10,000 gallons/day waste water, the Boston Water and Sewer Commission requires a holding tank as a condition of issuance of a permit for Sewer Extension and Connection.

One study suggested is that of a semi-automatic exterior sprinkler system which would gently wash the internal street network at a specific limited time on a regular basis, functioning like a daily rain.

C. Sunlight and Daylight

- Sunlight and daylight analyses may be required of the designee; the BRA will provide technical information and assistance to develop the appropriate information. These considerations are subordinate to, but served by, the historic envelope maxima.

- Initial guidelines to maintain sunlight and daylight include the following:

  - maintenance of 35 to 45 percent of the existing daylight on Creek Square Historic Park;

  - maintenance of 65 to 70 percent of daylight on improved public open space; and

  - provision and/or improvement of public open space which receives direct sunlight between 11:00 a.m. and 2:00 p.m. for a minimum of six months of the year.

- o The design of the development should be sensitive to energy conservation and consider solar orientation and window treatment.

V. MATERIALS

Buildings are predominantly composed of brick with granite or brownstone trim. Remaining older sidewalk slabs are of grooved (drill-cut) granite. Storefronts are predominantly of granite or stone with pressed metal or wood details and higher proportions of glass. Residential remnants favor brick and no increased glass. Rooftops (except flat) are slate with metal flashing and trim, preferably copper. Dormers are cladded wood frame. Proposals shall adhere to these characteristics.

VI. ARCHAEOLOGY

Any excavation or dismantling of existing basement and areaway structure, or penetration into subgrade areas, must first provide for the services of a trained and competent archaeologist to determine whether the structure itself or the digging beyond contains material of historic interest to city, state or country. Any significant finds (showing previous usages, colonial commerce, etc.,) shall be displayed on the site in the completed development in a public area.

VII. FINANCE

Financial requirements are set forth elsewhere in these guidelines, and pro forma blanks are included below.

Upon final designation, the designated development team must contribute a minimum of $100,000 to a fund which will be set up to complete improvements in and immediately around the Blackstone Block and to provide an annual contribution toward its maintenance.

VIII. EMPLOYMENT

The designee must observe legal requirements which relate to non-discrimination, equal employment opportunity, contract compliance and affirmative action.

The designee shall require the contractor and tenants to use good faith efforts to comply with guidelines that the employee composition include at least 50% Boston residents, at least 25% minority persons, and at least 10% women. An employment plan to that effect will be required of the tentative designee.

Development Plan for Creek Square Parcels

Total Gross Square Footage		_____
Office	_____	
Retail	_____	
Other (please specify)	_____	
Total Net Square Footage		_____
Office	_____	
Retail	_____	
Other (please specify)	_____	
Total FAR Gross Square Footage		_____
Site Area (land square feet)		_____
FAR		_____

Development Pro Forma for Creek Square Parcel
(Estimates in 1986 Dollars)

Acquisition Cost		$_____
$/LSF	_____	
Total Construction Cost*		$_____
Demolition ($___/GSF)	_____	
Office ($___/GSF)	_____	
Retail ($___/GSF)	_____	
Other ($___/GSF)	_____	
Site Improvements ($___/LSF)	_____	
Tenant Improvements		
Office ($/NSF)	_____	
Retail ($/NSF)	_____	
Total Soft Cost	_____	$_____
Architect/Engineering	_____	
% of Hard Costs	_____	
Legal	_____	
Accounting	_____	
Marketing/Brokerage	_____	
Financing Fees	_____	
Developer Fees	_____	
Construction Loan Interest	_____	
(____mos. @ ____% on $____)		
Taxes (During Construction)	_____	
Insurance/Title/Permits	_____	
1% Public Art	_____	
Operating Loss	_____	
Other (please specify)	_____	
Contingency (____% of $_____)		$_____
Annual Contribution		$_____
Total Development Cost		$_____

* If project includes significant rehabilitation, separate figures for rehabilitation and new construction costs are required.

Operating Pro Forma for Commercial Portion
(Estimates in 1987 Dollars using 5% Annual Inflation Factor)

Potential Gross Income		$_____
Office (_____NSF @ $_____/NSF)	_____	
Retail (_____NSF @ $_____/NSF)	_____	
Other (please specify)	_____	
Vacancy		($_____)
Office (_____%)	_____	
Retail (_____%)	_____	
Other (please specify)	_____	
Effective Gross Income		$_____
Operating Expenses		
Office ($_____/NSF)	_____	
Retail ($_____/NSF)	_____	
Other (please specify)	_____	
Real Estate Taxes		$_____
Office ($_____/NSF)	_____	
Retail ($_____/NSF)	_____	
Other (please specify)	_____	
Net Operating Income		$_____
Debt Service		
Debt Coverage Ratio	_____	
Equity Participation (%)	_____	
Return on Equity	_____	
Return on TDC (NOI/TDC)	_____	
Before Tax Cash Flow		$_____

In addition, please submit a ten-year Pro Forma with before-tax and after-tax calculations, setting forth assumptions for depreciation and tax bracket.

HOTEL DEVELOPMENT PRO FORMA

(Estimates in 1986 Dollars)

TOTAL LAND SQUARE FOOTAGE		_____
Hotel GSF		_____
No. Rooms	_____	_____
Office GSF		_____
Retail GSF		_____
Parking GSF		_____
No. Spaces	_____	_____
TOTAL GSF		_____
CONSTRUCTION COSTS		
Hotel ($/NSF)		$_____
per room ($/room)	_____	_____
Parking ($/space)		_____
Site Costs ($/GSF)		_____
Office ($/GSF)		_____
Retail ($/GSF)		_____
Special Conditions ($/GSF)		_____
Other (specify)		_____
TOTAL CONSTRUCTION COSTS		$_____
SOFT COSTS		_____
Architect/Engineering		$_____
Legal		_____
Accounting		_____
Marketing/Brokerage		_____
Finance Fees		_____
Developer Fees		_____
Construction Loan Interest		_____
(Mos / % / Amount)		_____
Land Lease Payment		_____
R.E. Taxes During Construction	_____	
Insurance		_____
Title		_____
Other (please specify)		_____
TOTAL SOFT COSTS		$_____
HOTEL START-UP		$_____
Furniture, Fixtures & Equipment		$_____
Initial Invent. & Working Capital		_____
Pre-Opening & Opening Costs		_____
TOTAL START-UP COSTS		$_____
CONTINGENCY COSTS ($/Amount)		$_____
TOTAL DEVELOPMENT COSTS		$_____

HOTEL OPERATING PRO FORMA

(Estimates in 1987 Dollars Using 5% Annual Inflation Factor)

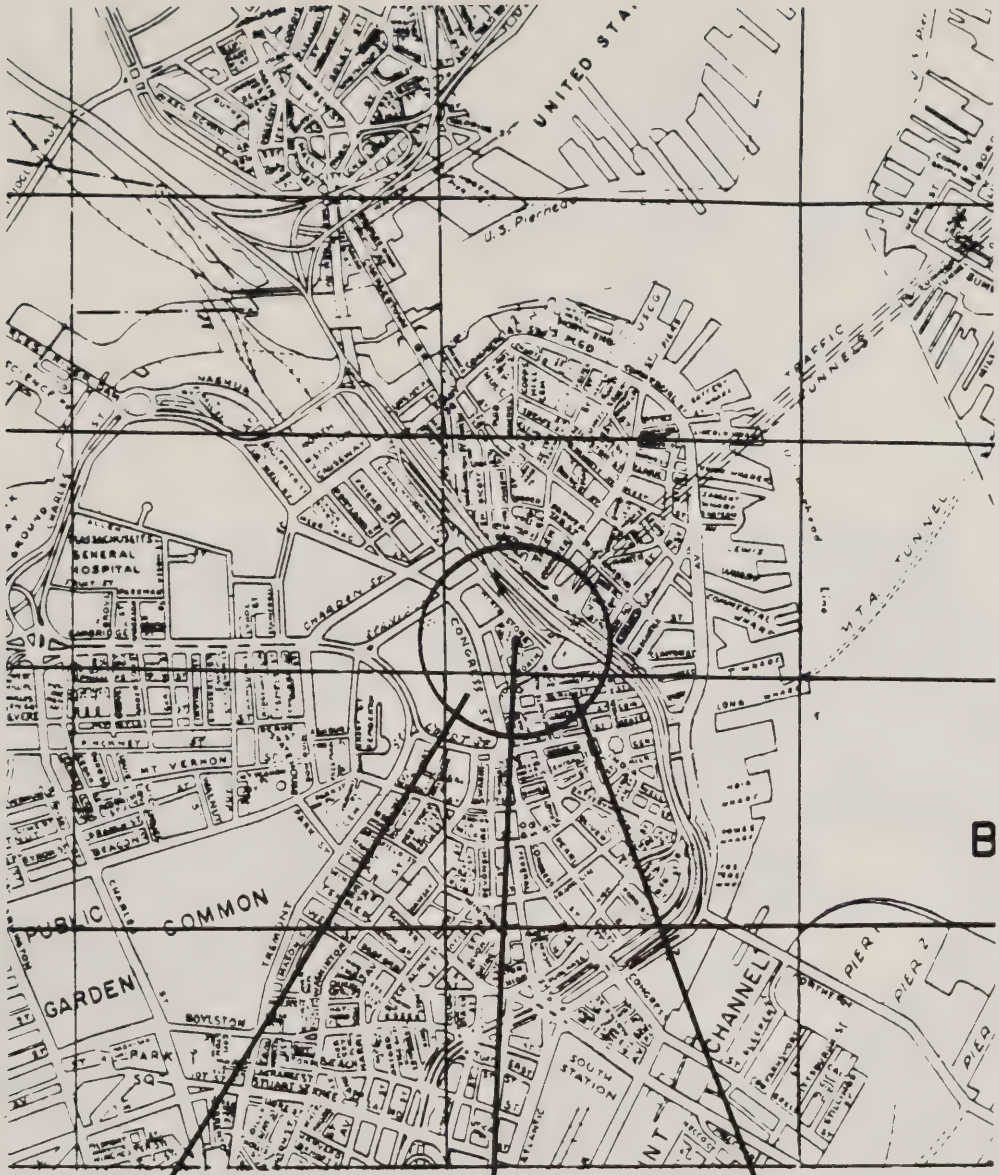
ROOMS	
Available	_____
Average Occupancy (%)	_____
Average Rate ($)	$_____
REVENUE	
Rooms	$_____
Food & Beverage	_____
Telephone	_____
Rentals	_____
Parking	_____
Other	_____
TOTAL GROSS REVENUE	$_____
Vacancy	($_____)
EFF. GROSS REVENUE	($_____)
EXPENSES	
Food & Beverage Costs	$_____
Payroll & Related	_____
Other Expenses	_____
Linkage Payment	_____
TOTAL ALLOCATED EXPENSES	($_____)
UNALLOCATED EXPENSES	
Admin. & General	$_____
Management Fee	_____
Marketing	_____
Energy Costs	_____
Property & Maintenance	_____
Franchise Fees	_____
Guest Entertainment	_____
Replacement Reserves	_____
TOTAL UNALLOCATED EXPENSES	($_____)
TOTAL EXPENSES	($_____)
PROPERTY TAXES & OTHER MUNICIPAL CHARGES	($_____)
INSURANCE ON BUILDING AND CONTENTS	($_____)
NET OPERATING INCOME	$_____
DEBT SERVICE	($_____)
BEFORE TAX CASH FLOW	$_____

CREEK SQUARE PARCELS

FIRST STAGE GUIDELINES AND CONDITIONS
BOSTON REDEVELOPMENT AUTHORITY

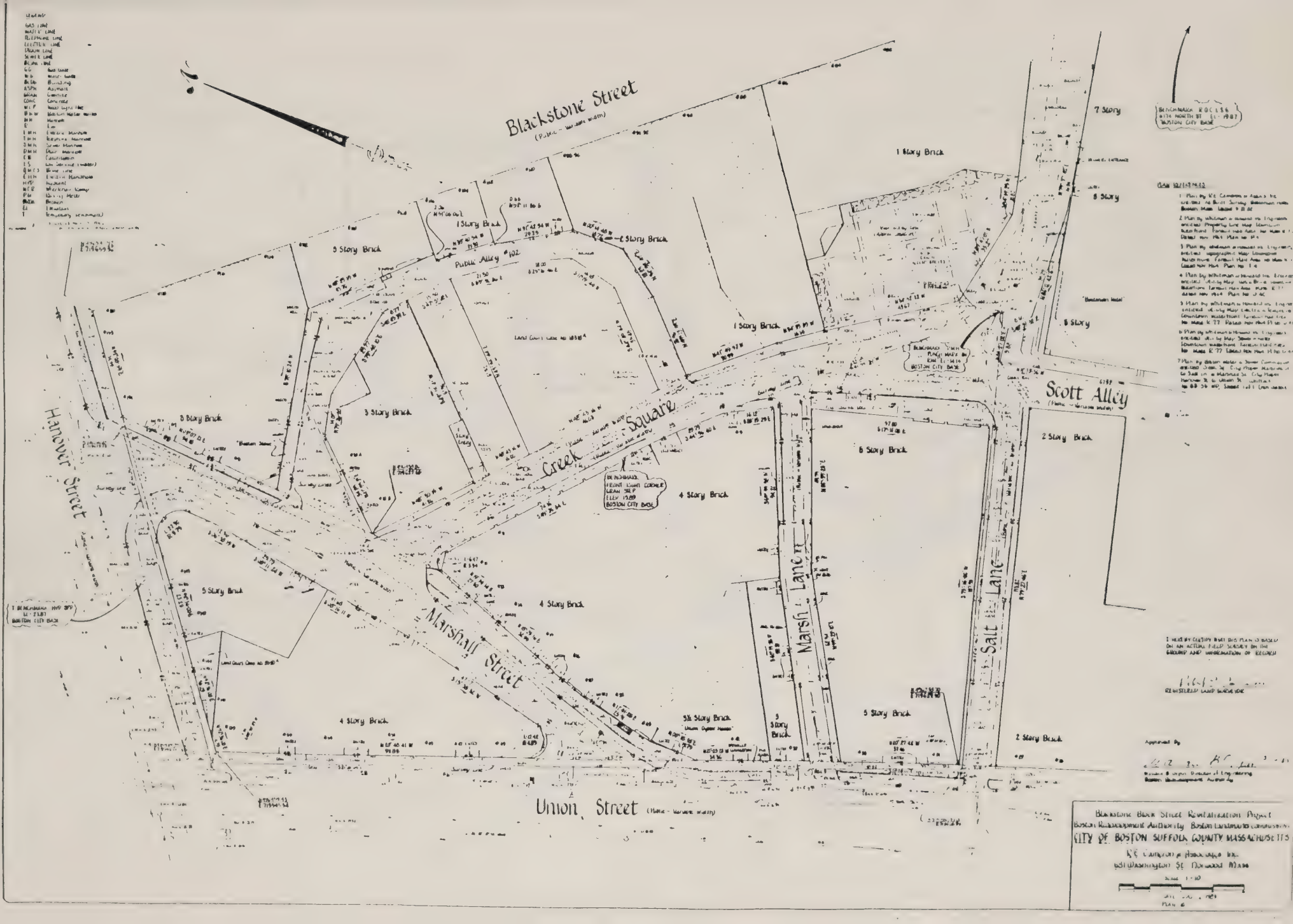
March 20, 1986

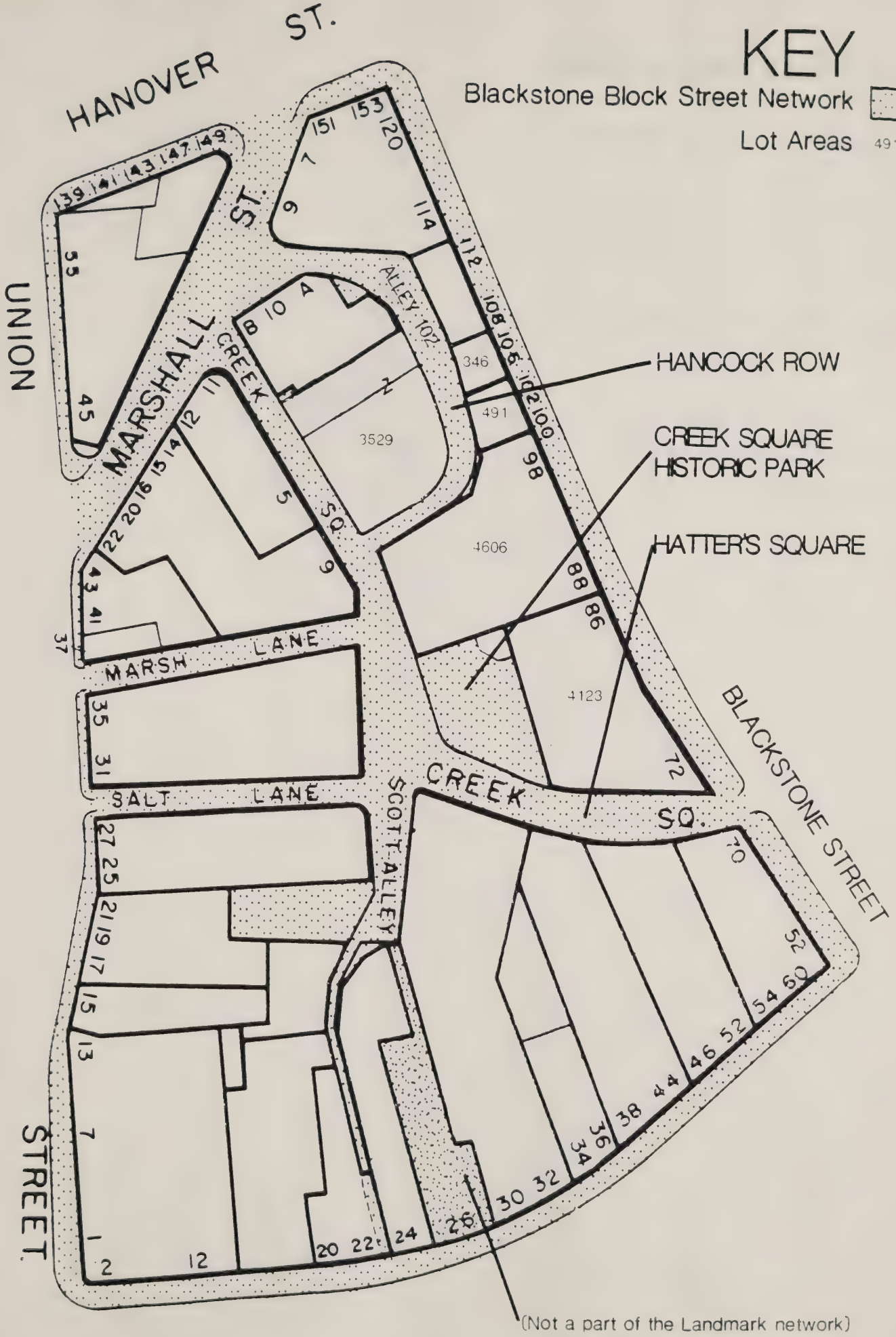
Location



CREEK SQUARE PARCELS

CITY HALL
WASHINGTON MALL
STREET
STATE ST
STATE
MILK
FANEUIL HALL SQUARE
SOUTH
NORTH MARKET ST.
CLINTON
NORTH
ST
UNION
MARSHALL ST
BLACKSTONE
CREEK
HANOVER
ST
FITZGERALD
EXPRESSWAY
CROSS
ST


Blackstone Street
(Public - Variable width)
Hanover Street
Public Alley #102
Creek Square
Marshall Street
Union Street (Public - Variable width)
Marsh Lane
Salt Lane
Scott Alley
1 Story Brick
2 Story Brick
3 Story Brick
4 Story Brick
5 Story Brick
6 Story Brick
7 Story
8 Story
5½ Story Brick
Land Court Case No 18868
BENCHMARK
POINT LIGHT CORNER
GRAN SQ P
ELEV 19.09
BOSTON CITY BASE
BENCHMARK ROCK S.S.
6.174 NORTH OF
BOSTON CITY BASE
Boston Redevelopment Authority
Boston Landmarks Commission
CITY OF BOSTON SUFFOLK COUNTY MASSACHUSETTS

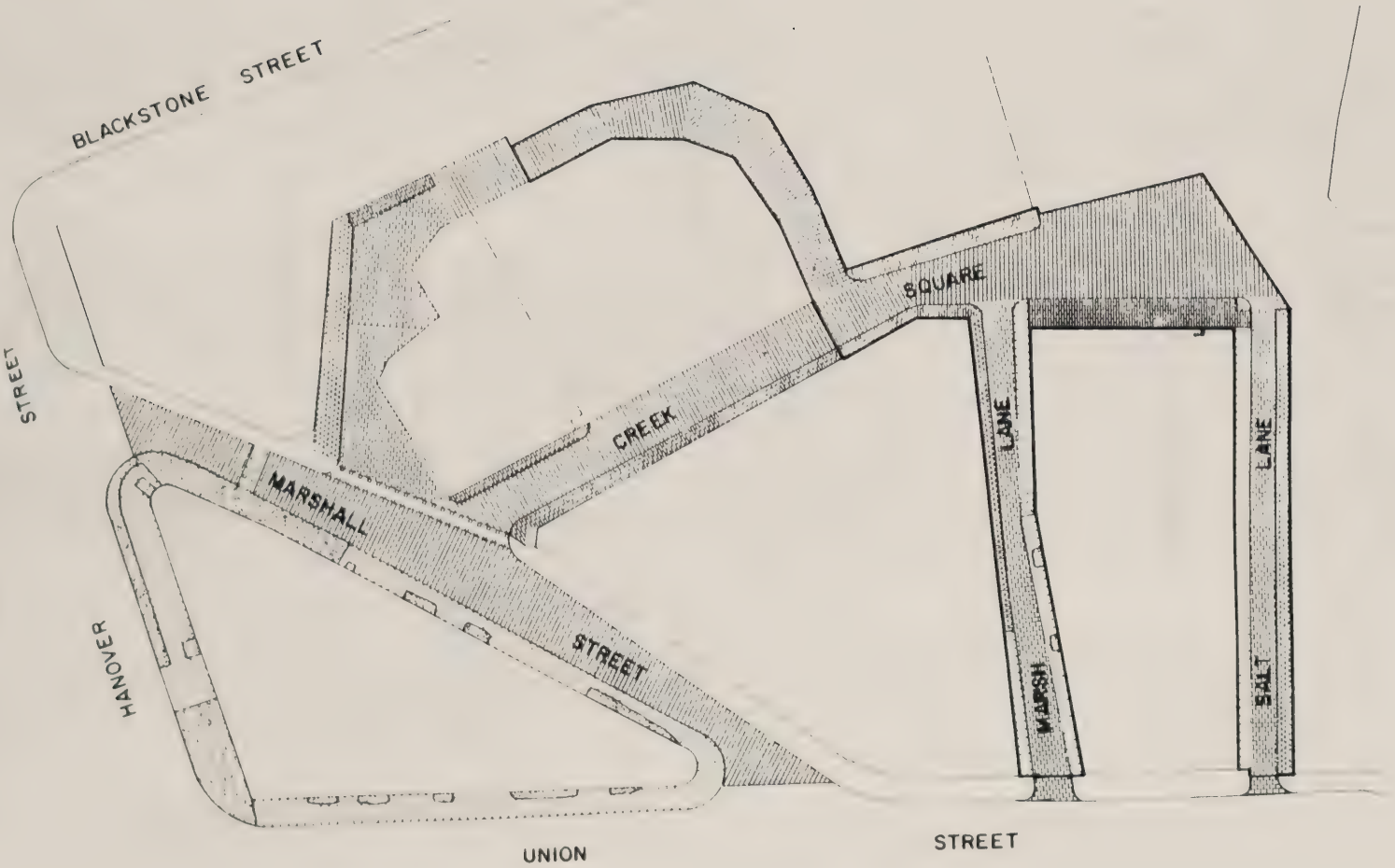

KEY
Blackstone Block Street Network
Lot Areas 491
HANOVER ST.
UNION STREET
MARSHALL ST.
CREEK SQ.
ALLEY 102
SCOTT ALLEY
MARSH LANE
SALT LANE
BLACKSTONE STREET
HANCOCK ROW
CREEK SQUARE HISTORIC PARK
HATTER'S SQUARE
346
491
3529
4606
4123
(Not a part of the Landmark network)

CREEK SQUARE PARCELS

LANDMARKS GUIDELINES HEIGHTS

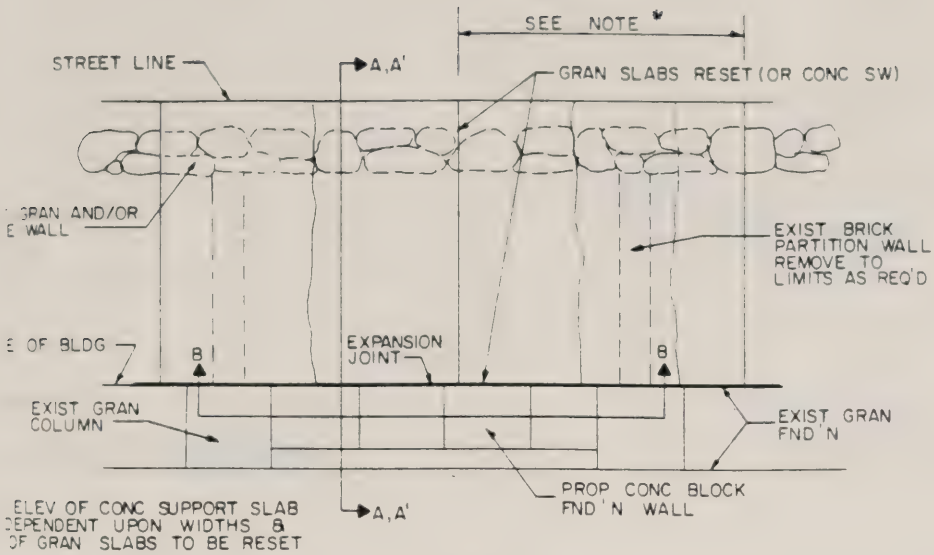
	To Line of Cornice	To Top of Roof
72-86 Blackstone Street	35' 0"	45' 6"
88-98 Blackstone Street	66' 6"	66' 6"
100-102 Blackstone Street	45' 6"	56' 0"
106 Blackstone Street	45' 6"	56' 0"
Hancock Row, Creek Square	35' 0"	45' 6"

Note: Mechanical Penthouse height limits are se six feet above the rooftop height.



LEGEND

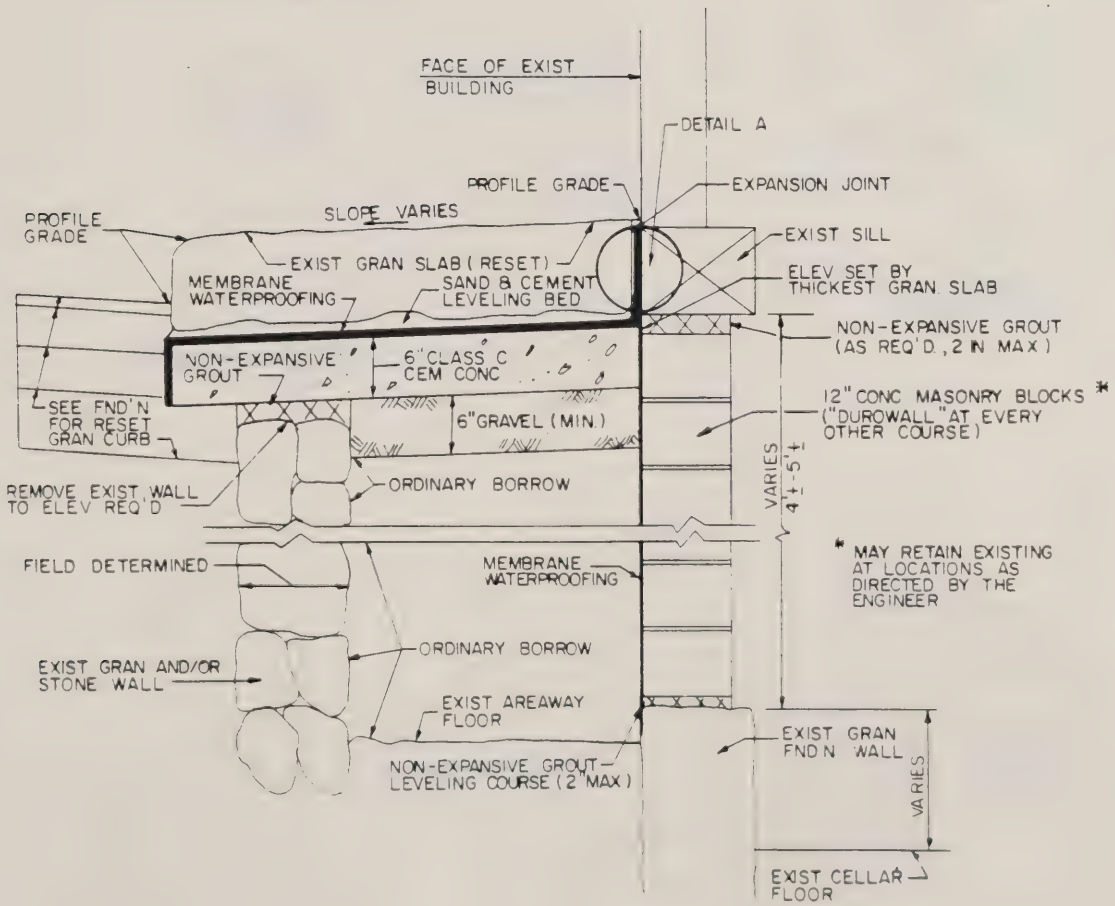
- BRICK SIDEWALK PAVING
- RESET GRANITE SLABS
- GRANITE BLOCK ROADWAY PAVING
- CEMENT CONCRETE SIDEWALK PAVING
- GRANITE SLAB CROSSWALK PAVING
- OUTLINE OF FLUSH TYPE PAVING AREA



PLAN

RESET GRANITE SLABS AT AREAWAYS

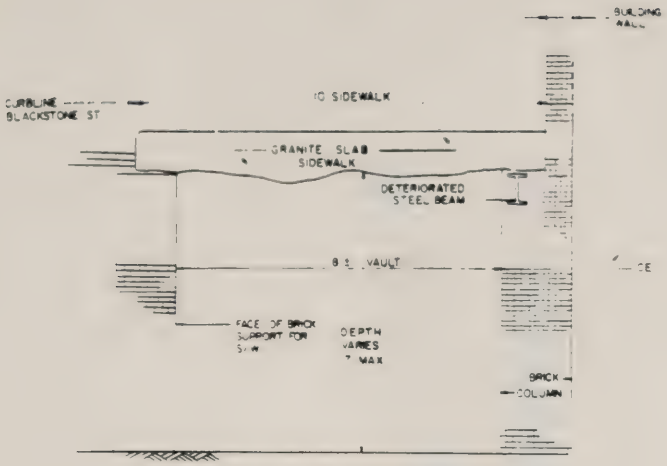
NOT TO SCALE



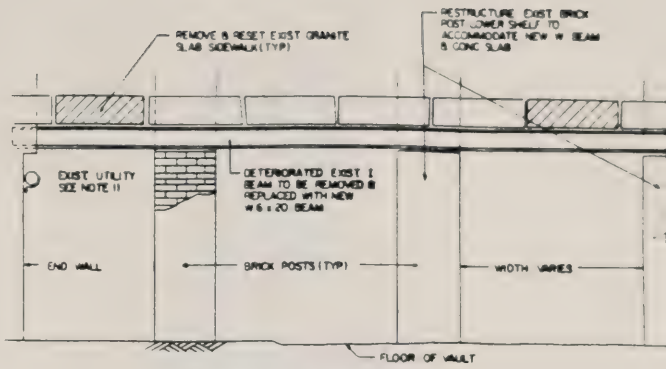
SECTION A-A

UNION ST., MARSHALL ST.

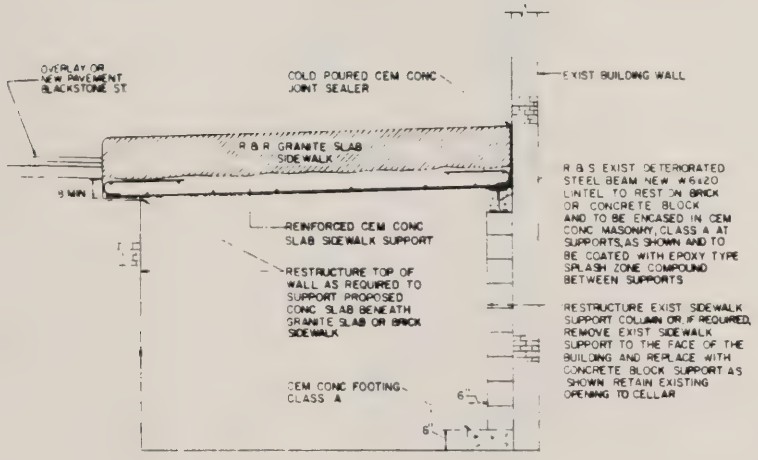
(W/ GRANITE SLABS)



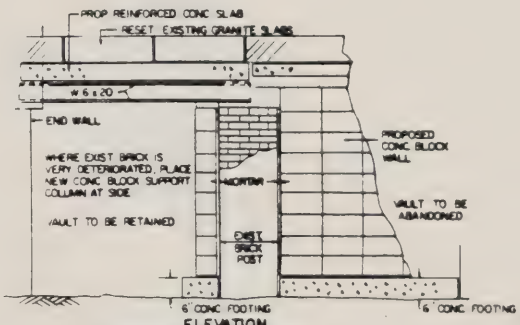
TYPICAL EXISTING CONDITIONS:
VAULT BENEATH GRANITE SLAB SIDEWALK
NOT TO SCALE


REMOVE & RESET EXIST GRANITE SLAB SIDEWALK (TYP)
RESTRUCTURE EXIST BRICK POST LOWER SHELF TO ACCOMMODATE NEW W BEAM & CONC SLAB
EXIST UTILITY SEE NOTE 11
DETERIORATED EXIST I BEAM TO BE REMOVED & REPLACED WITH NEW W 6 x 20 BEAM
END WALL
BRICK POSTS (TYP)
WIDTH VARIES
FLOOR OF VAULT

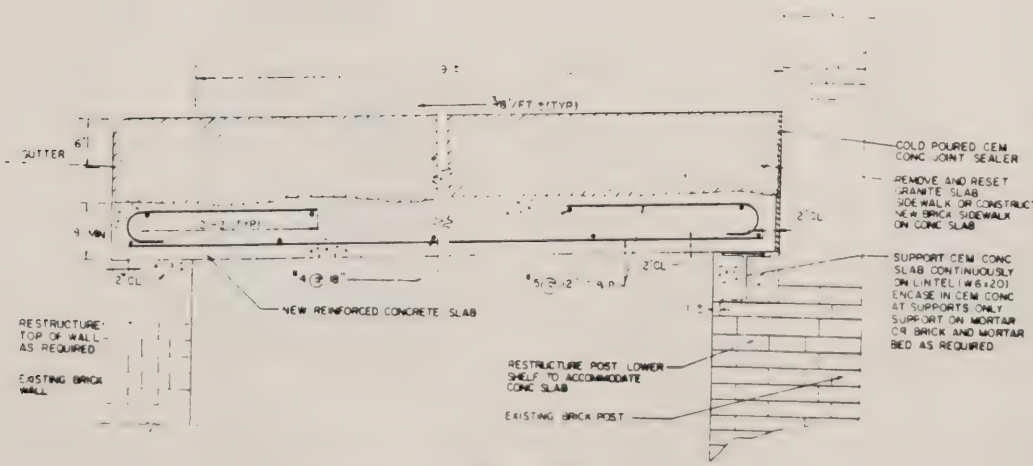
ELEVATION - EXISTING VAULTS
NOT TO SCALE


OVERLAY OR NEW PAVEMENT BLACKSTONE ST
COLD POURED CEM CONC JOINT SEALER
EXIST BUILDING WALL
R & R GRANITE SLAB SIDEWALK
9" MIN
REINFORCED CEM CONC SLAB SIDEWALK SUPPORT
RESTRUCTURE TOP OF WALL AS REQUIRED TO SUPPORT PROPOSED CONC SLAB BENEATH GRANITE SLAB OR BRICK SIDEWALK
CEM CONC FOOTING CLASS A
6"
6"
R & S EXIST DETERIORATED STEEL BEAM NEW W 6 x 20 LINTEL TO REST ON BRICK OR CONCRETE BLOCK AND TO BE ENCASED IN CEM CONC MASONARY, CLASS A AT SUPPORTS, AS SHOWN AND TO BE COATED WITH EPOXY TYPE SPLASH ZONE COMPOUND BETWEEN SUPPORTS
RESTRUCTURE EXIST SIDEWALK SUPPORT COLUMN OR IF REQUIRED, REMOVE EXIST SIDEWALK SUPPORT TO THE FACE OF THE BUILDING AND REPLACE WITH CONCRETE BLOCK SUPPORT AS SHOWN. RETAIN EXISTING OPENING TO CELLAR

TYPICAL
VAULT BENEATH GRANITE SLAB
SIDEWALK TO BE RETAINED
NOT TO SCALE


PROP REINFORCED CONC SLAB
RESET EXISTING GRANITE SLABS
W 6 x 20
END WALL
WHERE EXIST BRICK IS VERY DETERIORATED, PLACE NEW CONC BLOCK SUPPORT COLUMN AT SIDE
VAULT TO BE RETAINED
MORTAR
EXIST BRICK POST
PROPOSED CONC BLOCK WALL
VAULT TO BE ABANDONED
6" CONC FOOTING
6" CONC FOOTING

ELEVATION
PROPOSED WORK IN VAULTS
NOT TO SCALE


3/8" / FT ± (TYP)
GUTTER
6"
9" MIN
2'CL
#4 @ 8"
#5 @ 12" o.c.
NEW REINFORCED CONCRETE SLAB
RESTRUCTURE TOP OF WALL AS REQUIRED
EXISTING BRICK WALL
COLD POURED CEM CONC JOINT SEALER
REMOVE AND RESET GRANITE SLAB SIDEWALK OR CONSTRUCT NEW BRICK SIDEWALK ON CONC SLAB
SUPPORT CEM CONC SLAB CONTINUOUSLY ON LINTEL (W 6 x 20) ENCASE IN CEM CONC AT SUPPORTS ONLY SUPPORT ON MORTAR OR BRICK AND MORTAR BED AS REQUIRED
RESTRUCTURE POST LOWER SHELF TO ACCOMMODATE CONC SLAB
EXISTING BRICK POST

REINFORCED CEM. CONCRETE SLAB
SIDEWALK SUPPORT
NOT TO SCALE

HISTORIC

CURRENT

BLACKSTONE STREET ELEVATIONS

PLEASE NOTE: THERE IS NO PAGE 4.

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

   b. Address and ZIP Code of Redeveloper:

   c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   _____
   (Name of Local Public Agency)

   in _____
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of _____, State of _____, is described as follows [2]

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

   ☐ A corporation.

   ☐ A nonprofit or charitable institution or corporation.

   ☐ A partnership known as

   ☐ A business association or a joint venture known as

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: _____ Dated: _____

_____ _____
Signature *Signature*

_____ _____
Title *Title*

_____ _____
Address and ZIP Code *Address and ZIP Code*

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

   b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   _____
   (Name of Local Public Agency)

   in _____
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of _____, State of _____, is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☐ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

   a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
	$

   b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
	$

   c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
	$	$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

   If Yes, give date, place, and under what name.

   b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

   If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO BE COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] _____

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: _____ Dated: _____

_____ _____
Signature *Signature*

_____ _____
Title *Title*

_____ _____
Address and ZIP Code *Address and ZIP Code*

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

• U.S. GOVERNMENT PRINTING OFFICE : 1970

APPENDICES

Under Separate Cover